



State Route 99 - 119,000 AADT

Subject Property

State Rd - 2,424 AADT



For Sale | Hwy 99 Redevelopment Investment
QSR, Gas Station, Car Wash Opportunity
4525 State Rd | Bakersfield, CA 93308



Contact Us:

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Olive Dr - 18,792 AADT

State Rd - 2,424 AADT

State Route 99 - 119,000 AADT



Property Information

Sales Price:

Contact agent for details

Highlights:

- Hwy 99 redevelopment opportunity
- Ideal location for QSR, Gas Station, Car Wash facilities
- Strategically situated for accessibility and high traffic visibility.
- Boasts impressive 700 ft of freeway frontage
- Additional 325 ft of frontage on Olive Dr
- Fully leased
- Zoned: M-2

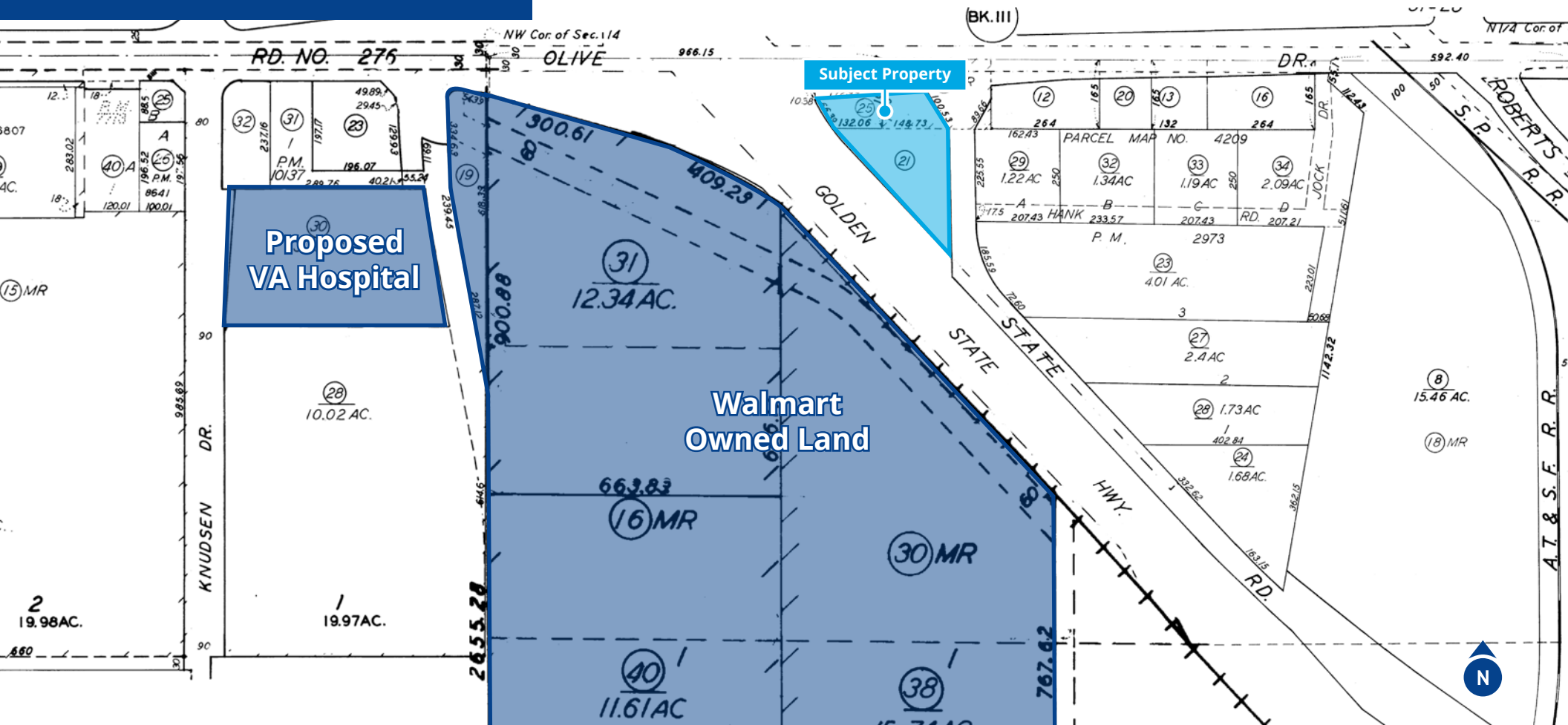
Available:

+/- 9,100 SF situated on +/- 1.62 Acres

The subject property is located off of Hwy 99. This redevelopment/investment opportunity consists of 9,100 square feet situated on a 1.62 acre parcel. The property is strategically positioned for accessibility while providing an ideal location for QSR, Gas Station, Car Wash facilities and more.

[Income/expenses provided upon inquiry](#)

APN Map



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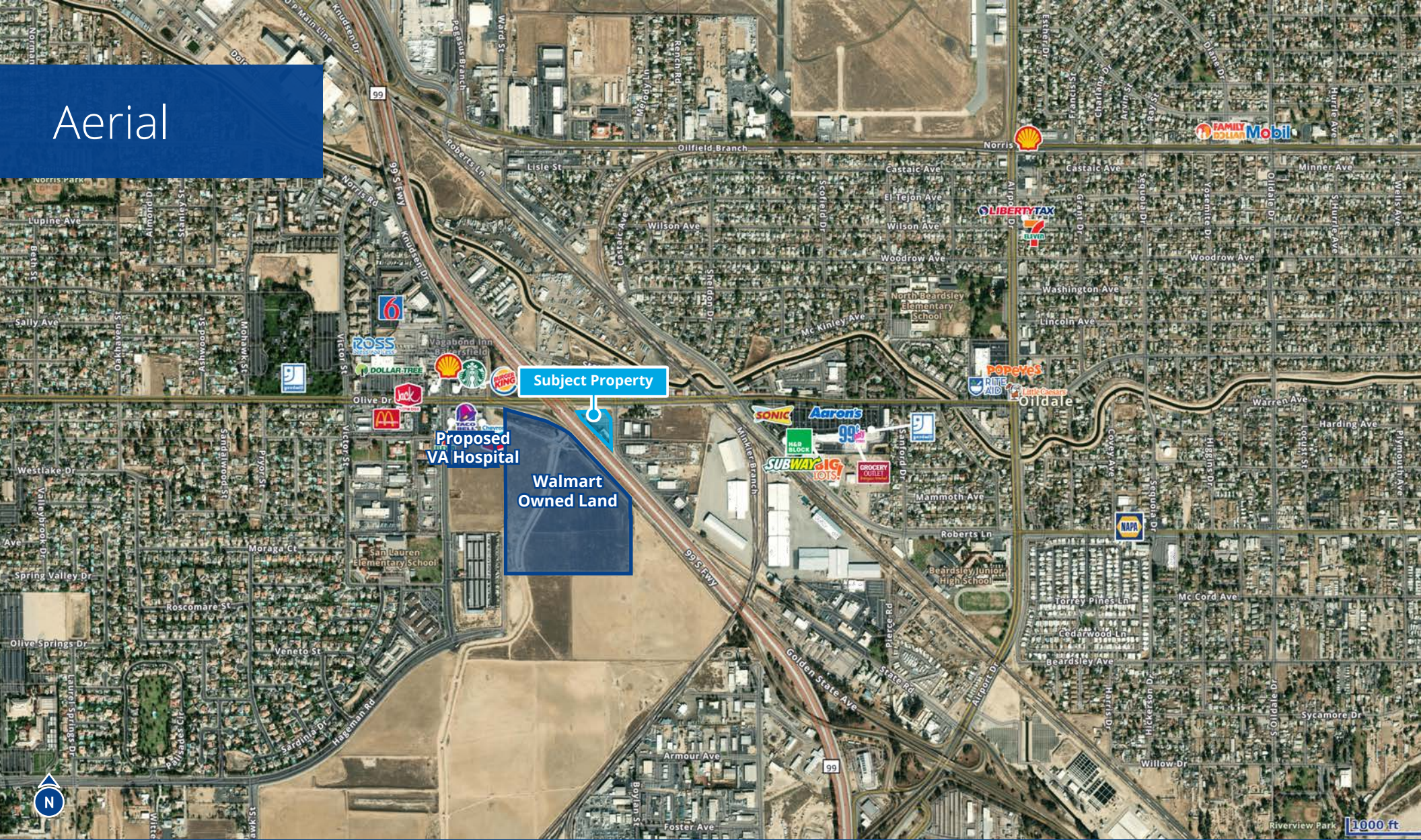
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Aerial



Population
 1 Mile: 8,945
 3 Mile: 70,589
 5 Mile: 217,935



Daytime Population
 1 Mile: 11,572
 3 Mile: 108,946
 5 Mile: 268,101



Median Age
 1 Mile: 36.3
 3 Mile: 35.0
 5 Mile: 33.4



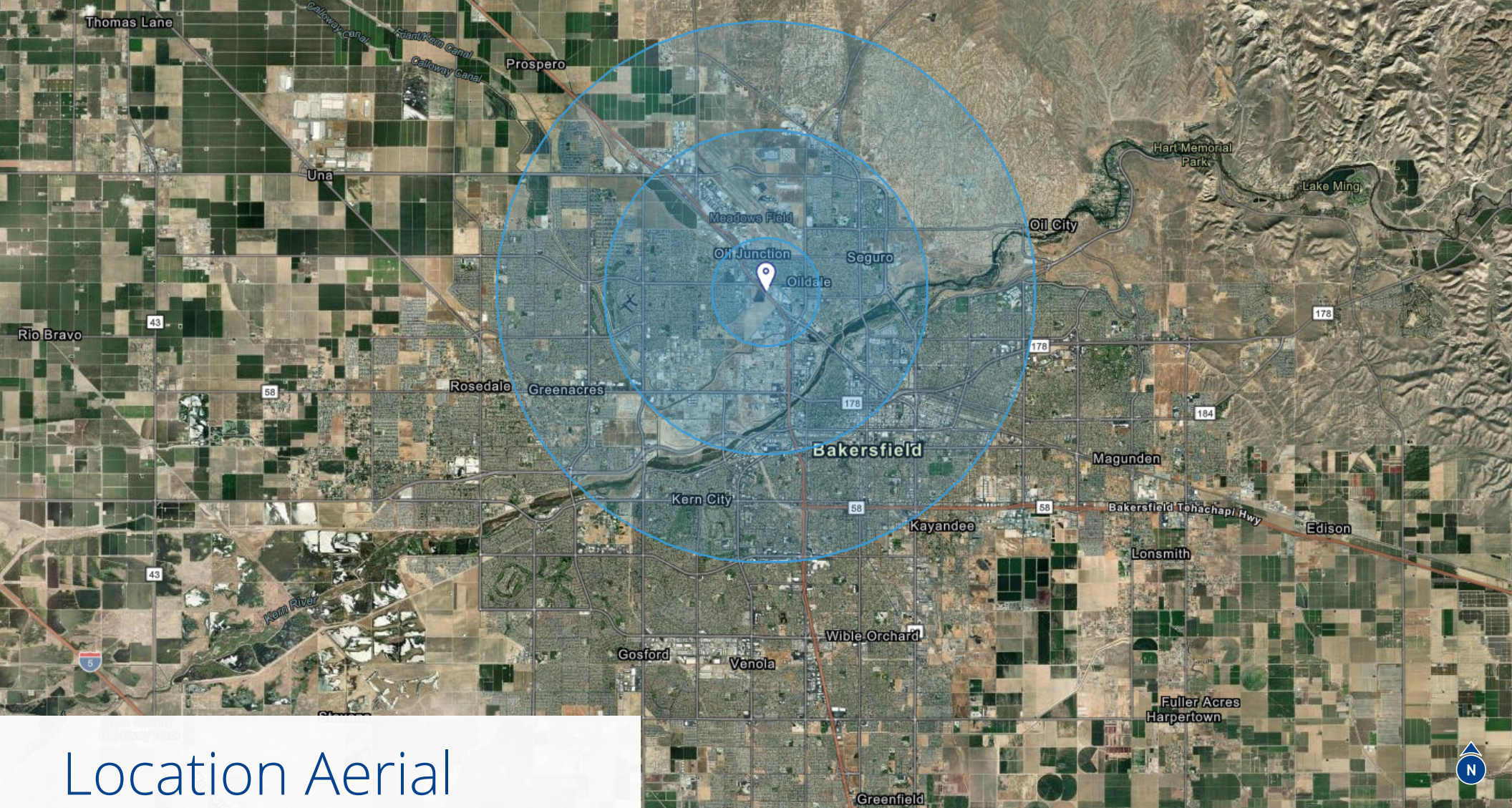
Businesses
 1 Mile: 362
 3 Mile: 4,949
 5 Mile: 11,397



Average HH Income
 1 Mile: \$60,722
 3 Mile: \$77,033
 5 Mile: \$82,697



Households
 1 Mile: 3,276
 3 Mile: 25,989
 5 Mile: 74,687



Location Aerial

Demographics



Population

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